



# CITY OF MCKINNEY, TEXAS

## Agenda Planning & Zoning Commission

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Tuesday, June 27, 2023

6:00 PM

Council Chambers  
222 N. Tennessee Street  
McKinney, TX 75069

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### **WATCH THE BROADCAST LIVE**

This meeting will be broadcast live on cable television and through the City's website. Members of the public who wish to watch this meeting may watch the live broadcast on:

Spectrum Channel 16; AT&T U-Verse Channel 99; and online at <https://mckinney.legistar.com>

**PURSUANT TO TEXAS GOVERNMENT CODE SECTION 551.002, A QUORUM OF THE CITY COUNCIL MAY BE PRESENT. NO CITY COUNCIL ACTION WILL BE TAKEN.**

### **CALL TO ORDER**

### **PUBLIC COMMENTS ON AGENDA ITEMS (For Non-Public Hearing Items)**

*If you wish to address the Planning and Zoning Commission on a posted item on this agenda, please fill out a "Request to Speak" card and present it to the City Staff prior to the meeting. Pursuant to Section 551.007 of the Texas Government Code, any person wishing to address the Planning and Zoning Commission for items listed as public hearings will be recognized when the public hearing is opened. Speakers wishing to address the Planning and Zoning Commission regarding any non-public hearing item on this agenda shall have a time limit of three (3) minutes per speaker, per agenda item. The Planning and Zoning Commission Chairman may reduce the speaker time limit uniformly to accommodate the number of speakers or improve meeting efficiency.*

*Public Comments regarding agenda items, including Public Hearings, may be submitted online to the Planning and Zoning Commission at <http://www.mckinneytexas.org/CitizenComments>.*

*Please note online comments are delivered to the Commission members and staff but are not included in the meeting record.*

### **CONSENT ITEMS**

*This portion of the agenda consists of non-controversial or "housekeeping" items required by law. Items may be considered individually by any Commission member making such request prior to a motion and vote on the Consent items.*

**23-0529**      [Minutes of the Planning and Zoning Commission Regular Meeting of June 13, 2023](#)

**Attachments:**   [Minutes](#)

## END OF CONSENT AGENDA

## PLAT CONSIDERATION UNDER TEXAS LOCAL GOVERNMENT CODE CHAPTER 212

*The items under this subcategory require separate consideration pursuant to the Texas Local Government Code. The staff recommendation in each item describes the necessary form of action required for each plat. A motion to "Approve these items in accordance with staff's recommendation" will result in approval, approval with conditions, or disapproval, as such are contained in § 212.009 of the Texas Local Government Code.*

**23-0115FP**      [Consider/Discuss/Act on a Final Plat for Painted Tree Woodlands West Phase 3 Addition, Located on the South side of Bloomdale Road and approximately 900 feet East of Lake Forest Drive](#)

**Attachments:**   [Standard Conditions Checklist](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Proposed Final Plat](#)  
[Conditions of Approval Summary](#)

**23-0116CVP**      [Consider/Discuss/Act on a Conveyance Plat for Lots 1 and 2, Block A, of the Aggie Hill Addition, Located at the Southeast corner of Hill Street and Francis Street](#)

**Attachments:**   [Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Proposed Conveyance Plat](#)  
[Conditions of Approval Summary](#)

**23-0118FP**      [Consider/Discuss/Act on a Final Plat for the Bloomdale 140 Addition, Located on the North Side of Bloomdale Road and approximately 560 Feet East of North Hardin Boulevard](#)

**Attachments:** [Standard Conditions Checklist](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Proposed Final Plat](#)  
[Conditions of Approval Summary](#)

**23-0120FP** [Consider/Discuss/Act on a Final Plat for Lot 4, Block A of the Wilmeth Central Addition, Located on the Southwest Corner of US Highway 75 and Wilmeth Road](#)

**Attachments:** [Standard Conditions Checklist](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Proposed Final Plat](#)  
[Conditions of Approval Summary](#)

**23-0124PP** [Consider/Discuss/Act on a Preliminary Plat for Woodland East Phase 4 Addition, Located on the West Side of Taylor-Burk Drive and Approximately 2500 Feet North of Wilmeth Road](#)

**Attachments:** [Standard Conditions Checklist](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Proposed Preliminary Plat](#)  
[Conditions of Approval](#)

**END OF PLAT CONSIDERATION UNDER TEXAS LOCAL GOVERNMENT CODE CHAPTER 212**

**REGULAR AGENDA ITEMS AND PUBLIC HEARINGS**

**23-0037Z** [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "BN" - Neighborhood Business District to "R5" - Residential District, Generally to allow Single Family Residential Uses, Located at 504 South Tennessee Street \(REQUEST TO BE TABLED\)](#)

**Attachments:** [Location Map and Aerial Exhibit](#)

**23-0005SUP**    [Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit for Self-Storage \(Extra Space Storage\), Located Approximately 610 Feet East of Custer Road and on the South Side of Bloomdale Road](#)  
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**Attachments:**    [Location Map and Aerial Exhibit](#)  
                          [Letter of Intent](#)  
                          [Ex. PD Ord. No 2013-02-009](#)  
                          [Proposed Specific Use Permit Exhibit](#)  
                          [Metes and Bounds](#)  
                          [Presentation](#)

## **PUBLIC COMMENTS REGARDING MATTERS NOT ON THE AGENDA**

### **COMMISSION AND STAFF COMMENTS**

*Comments relating to items of public interest such as staff recognition, development trends, the status of special Planning Department projects, and other relevant information.*

### **ADJOURN**

*Posted in accordance with the Texas Government Code, Chapter 551, on the 22nd day of June, 2023 at or before 5:00 p.m.*

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*Empress Drane, City Secretary*